



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

JOHN F. KRATTLI
County Counsel

March 4, 2014

TELEPHONE
(213) 974-1840
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

Agenda No. 12
11/26/13

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Ordinance Amending Title 22 – Planning and Zoning of the
Los Angeles County Code Relating to Development of
Commercial Horse Stables in the West Rancho Dominguez-
Victoria Community Standards District**

Dear Supervisors:

Pursuant to your Board's January 15, 2013, motion, our office worked in conjunction with the Department of Regional Planning ("DRP") and other involved County departments to prepare a proposed ordinance to amend Title 22 of the Los Angeles County Code to regulate commercial horse stables and other commercial uses that use horse stables within the West Rancho Dominguez-Victoria Community Standards District ("CSD"). In that connection, DRP conducted a series of public outreach meetings to receive input from interested stakeholders on the proposed ordinance.

On September 25, 2013, the Regional Planning Commission held a public hearing on the proposed ordinance and recommended its approval to your Board. On November 26, 2013, at your Board's public hearing on the proposed ordinance, your Board approved the Commission's recommendation and directed our office to prepare the final ordinance for your consideration.

The Honorable Board of Supervisors
March 4, 2014
Page 2

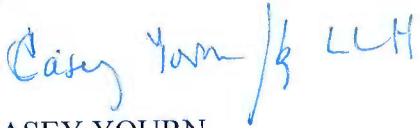
As provided in Section 2 of this ordinance, upon its effective date, Interim Ordinance No. 2013-0026U, which temporarily prevented the establishment or development of horse boarding and equestrian facilities within any zone of the CSD, will be of no further force and effect.

Enclosed are the analysis and final ordinance for your consideration.


Very truly yours,

JOHN F. KRATTLI
County Counsel

By


CASEY YOURN
Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RICHARD D. WEISS
Chief Deputy

CY:ll

Enclosures

c: William T Fujioka
Chief Executive Officer

Sachi A. Hamai, Executive Officer
Board of Supervisors

Richard J. Bruckner, Director
Department of Regional Planning

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to regulate commercial horse stables and other commercial uses that use horse stables within the West Rancho Dominguez-Victoria Community Standards District ("CSD"). As provided in Section 2 of this ordinance, upon its effective date, Interim Ordinance No. 2013-0026U, which temporarily prevented the establishment or development of horse boarding and equestrian facilities within any zone of the CSD, will be of no further force and effect.

JOHN F. KRATTLI
County Counsel

By


CASEY YOURN
Deputy County Counsel
Property Division

CY:ll

Requested: 10-29-13

Revised: 02-11-14

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to regulate commercial horse stables and other commercial uses that use horse stables within the West Rancho Dominguez-Victoria Community Standards District ("CSD").

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.130 is hereby amended to read as follows:

22.44.130 West Ranch Dominguez-Victoria Community Standards District.

...

C. Definitions. For the purpose of this section, the following term shall have the meaning set forth herein:

-- "Commercial horse stable" shall mean a facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.

CD. Community-Wide Development Standards.

...

3. Commercial Horse Stables.

a. Commercial horse stables and other commercial uses that use horse stables are permitted in zones M-1 ½ and higher. To ensure that these uses are developed and used in a safe and orderly manner and are compatible with existing land use patterns, these uses shall comply with the following:

i. Feed Storage Area. The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area;

ii. Manure Management Area. The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses;

iii. Tack Storage Area. The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility;

iv. Water Storage Area. Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall;

v. Wash Rack Area. The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility;

vi. Horse Stall Size and Construction. Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall;

vii. Horse Stall Access Area. Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress

and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet; and

viii. Horse Recreation Area.

(a) For any facility that is not adjacent to a publicly-designated riding area or equestrian trail, the facility shall have a horse recreation area that contains the following:

(i) A minimum of one 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; plus

(ii) A minimum of one 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.

(b) The horse recreation areas shall be for use only by the horses stabled at the facility;

(c) Temporary uses within the horse recreation area may be permitted with an approved temporary use permit, as provided by Part 14 of Chapter 22.56;

ix. Fences or Walls. The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and

constructed solely of new materials. No chain link fencing shall be permitted for this purpose;

x. Parking. The facility shall have a minimum of one parking space, eight-and-one-half feet in width by 18 feet in depth, plus one parking space, nine feet in width by 44 feet in depth, for every increment of one to four horse stalls at the facility. Adequate access to these required parking spaces shall also be provided. Other than as specified above, parking spaces shall be developed in accordance with Part 11 of Chapter 22.52.

b. Maintenance. The facility shall be neatly maintained and free of junk and salvage, and all structures, including but not limited to the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times;

c. Site Plan Depiction. Compliance with the requirements of Subsection D.3.a shall be depicted on an approved site plan for the commercial horse stable or other commercial use that uses a horse stable.

d. Modifications. With the exception of the parking requirements in Subsection D.3.a.x, any modification from the requirements set forth in Section D.3.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. With respect to the parking requirements in Subsection D.3.a.x, a modification can be obtained through any applicable method under Title 22 of this code that authorizes a reduction in required parking.

e. Additional Requirements. The requirements in this Section D.3 shall be in addition to any other applicable requirements in the County Code related to the uses governed by this Section D.3.

DE. Zone Specific Development Standards.

...

SECTION 2. Upon the effective date of this ordinance, Interim Ordinance No. 2013-0026U shall terminate and be of no further force and effect.

[2244130CYCC]